GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority (GUDA) – Rajamahendravaram Municipal Corporation - Change of land use from Residential use to Commercial use to an extent of Ac.9.66 cents or 39094.02 Sq. Mts. in R.S.No.416-2B2A of Rajamahendravaram (U) as applied by Sri Yelugubanti Haribabu, M/s. INCOR Rajahmundry Property Development Pvt. Ltd., Developer, represented by Sri Pulagam Bala Krishna Reddy – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 154 Dated: 10-04-2019
Read the following:-

1. From VC, GUDA, Lr.Roc.No.1221/2018/GUDA, dt:31.10.2018.
2. Govt. Lr.No.UDA0GUDA/2/H2/2019, dt:18.02.2019
3. From the VC, GUDA, Lr.Roc.No.2036/2018/GUDA, dt:02.03.2019
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.UDA0GUDA/2/H2/2019, dt:11.03.2019.
6. A.P. Extraordinary Gazette No.1337, Part-I, dt:12.03.2019.
7. From the VC, GUDA, Lr.Roc.No.2036/2018/GUDA, dt:04.04.2019.

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ORDER:-

The Draft variation to the land envisaged in Rajahmahendravaram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.1337, Part-I, dated:12.03.2019. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 3rd read above has informed that the applicant has paid total an amount of Rs.31,27,522/- vide D.D.No.236755, dated:28.02.2019, towards Development/ Conversion Charges for the proposed change of land use.

2. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 7th read above, has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Andhra Prabha" Telugu news paper on 15.03.2019 and in "The Hindu" English news paper on 16.03.2019 respectively calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 12.04.2019.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada, E.G. District.
The Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.
Copy to:
The individual through the Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.
The Director of Town and Country Planning, AP, Guntur.

Contd..2

The District Collector, East Godavari District, Kakinada.
Sf.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Rajamahendravaram General Town Planning Scheme, the Master Plan sanctioned in G.O.No.289, MA., dated:26.07.2017 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.416-2B2A of Rajahmahendravaram (U) to an extent of Ac.9.66 cents or 39094.02 Sq. Mts. of Rajamahendravaram Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Rajamahendravaram sanctioned in G.O.Ms.No.289, MA., dated:26.07.2017 is now designated for Commercial land use by variation of change of land use and marked as "A,B,C,D,E,F" as in the revised part proposed land use map G.T.P.No.01/2019/ GUDA available in the Municipal Office, Rajamahendravaram town, **subject to the following conditions that:**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The applicant shall hand over the site affected in the Master Plan road widening to the ULB through registered at free of cost.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 33'-0'' wide road to be proposed as 80'-0'' wide Master Plan road (279.53 m)
East	:	Vacant land belongs to the applicant (112.90 m)
South	:	Existing 24'-0'' wide road to be widened to 40'-0'' Master Plan road (382.94 m)
West	:	Owners site in Commercial use (146.79 mts)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER